

MINUTES OF THE MEETING

15 June 2000

Projects Reviewed

Gas Works Park Remediation
2500 3rd Avenue
Delridge Library
Center City Urban Design Forum
5th and Yesler
Ballard Civic Center

Convened: 9:00am

Adjourned: 4:15pm

Commissioners Present

Rick Sundberg
Ralph Cipriani
Gail Dubrow
Nora Jaso
Jack Mackie
Peter Miller
Cary Moon

Staff Present

John Rahaim
Layne Cubell
Brad Gassman
Sally MacGregor
Kelly Walker

15 June 2000 Project: **Gas Works Park Remediation**

Phase: Briefing

Previous Review: 11.19.98

Presenters: Jim Brennan, J.A. Brennan Associates
 Robin Kordik, Department of Parks and Recreation (DOPAR)
 Michael Warfel, Parametrix, Inc.

Time: 1 hour (SDC Ref. # 169 | DC00169)

Action: The Commission appreciates the presentation and makes the following comments and recommendations.

- **The Design Commission feels that the team's clear understanding of the goals is apparent in the thorough and helpful presentation;**
- **applauds the Department of Parks and Recreation for its soil remediation efforts;**
- **appreciates the team's thoughtful consideration of the original park master plan and the efforts to maintain the qualities of the existing grading on site;**
- **suggests the use of interpretive signage to explain the remediation project;**
- **use 1% for Art dollars for a fence that will help distinguish the new structures related to the Vapor Extraction System from the old in a character that is representative of the industrial nature of the park;**
- **urges the team to explore the possibility of sharing the cost of the soil replugging with AT & T, a major event producer on the site, since the project will also serve their needs;**
- **give consideration to new pathways; and**
- **continue giving thoughtful attention to design decisions about the shoreline, providing access where possible.**

Gas Works Park was previously used as a manufactured gas plant and has been on the State of Washington's Superfund list since 1984. Because samples of the soil have shown evidence of contamination, the soil remediation project represents an effort to restore the condition of the soil while respecting the original design of the park. Coal and oil gasification took place on this site. Although there is still residue and tar seepage into Lake Union, through a risk assessment performed in 1980 by the University of Washington, it has been found that there is no threat to humans. The Landmarks Board and Friends of Gas Works Park have been involved in the design review process and the Landmarks Board has given the project a Certificate of Approval. The project has also reached a Consent Decree with the State Department of Ecology, the office of the State Attorney General, and Puget Sound Energy. These processes have affected the design and have had a positive impact on the project.

There are three areas of contamination within the park, which has been revealed through the process of erosion. The area contaminated with benzene is at the eastern side of the park, where gas compounds are released and pockets of oil flow into the lake. There is also an area contaminated with PAH and tar, and while this residue can be captured and reused, this pollutant sinks to the glacial till which slopes to Lake Union. Finally, there is the soil cover area, in which the soil is eroding, and potentially will expose soil contamination. Through feasibility studies and a comparison of clean up alternatives, the team has determined the best solutions for this site.

The area of Benzene contamination will be cleaned and maintained through Air Sparging/ Soil Vapor Extraction, which includes a variety of components. This clean up is an active system and will be installed south of the play barn. This vacuum system pumps air into the soil to create bubbles, and these vapors are sucked to the liners installed underground. This system will be most efficient initially, and there will be no predetermined time limits for this installation. Physically, this system will be a walled enclosure with pumps. In order to mitigate the noise from the pumps, this will be a solid enclosure, rather than a fence, and will be sheathed in materials similar to those of the towers. The second area of concern, the PAH and tar contamination, will have no active clean up. The wells will be monitored continually. Finally, the Soil Cover will receive twelve inches of new soil. To respond to the erosion, there will be an irrigation system installed throughout the entire site. This vegetative cover will separate the lower gas works deposits from the public use aspects of the park.

In an effort to maintain the original design intentions of the Master Plan by Richard Haag, the design team is maintaining the landforms and visual aesthetic, and is only changing the grading to improve drainage. The grass seed chosen will reflect the known usage and activity level of the park. The vehicular pathway is the only component that will be changed and formalized. The team is also concerned with methods to stabilize the new fill in regards to the maintenance of the shoreline.

Key Commissioner Comments and Concerns

- Would like to know what elements of the character of Gas Works Park the design team is preserving.
 - Proponents stated that nothing was isolated, and they intend to preserve the overall character of the site, including the sculptural forms, the landscaping and landforms, the views, and the grass quality.
- Would like to know if there are alternatives to the vapor pipes, and if there is a less conspicuous location for the enclosure.
 - Proponents stated that this is the most appropriate location. Areas closer to other structures, such as the play barn, are already clean. Also, this location is in an area that already has an industrial feel. This structure needs to be an open-air structure, providing for fewer chances of gas leaks and explosions.
- Is concerned that the new structure for the vapor pipes will be too similar to the existing sculptural structures, and would like this addition to be distinguishable.
 - Proponents stated that the community hopes to fund and build an interpretive center that will present the history of the park, and will include an incorporation of signs on the outside of the enclosure.
- Would like to know of any other improvements that the team is hoping to make, regarding the broader plan.
 - Proponents stated that the team's design includes a new fence enclosing the cracking towers that will improve the visual quality of the park, will be wrought iron, and more durable.
- Encourages the team focus on interpretation, distinguishing the old from the new, and to use the art dollars to create a fence that is art, rather than placing art on the fence. The Broad Street substation is a good example of an industrial fence.
- Would like to know the duration of closure for Gas Works Park during these efforts.
 - Proponents stated that the park would be closed between November and May. This time period does pose a problem because of the proximity to Fourth of July festivities. There

might be a need to plug additional seed after the holiday.

- Would like to see a redesign of the paths of the park to be incorporated into these changes.

15 June 2000 Project: **2500 3rd Avenue**

Phase: Skybridge- Initial Briefing

Presenters: Rachel Ben Schumel, Ben Schumel and Associates

Don Carlson, Carlson Architects

Bob Miulli, Polygon Management

Buster Simpson, Artist

Attendees: Carolyn Geise, Geise Architects

Joel Prather, Seattle Transportation (SEATLAN)

Fred White, Seattle Transportation (SEATLAN)

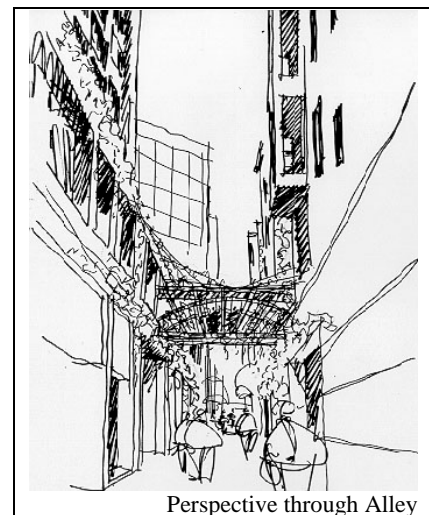
Time: 1.25 hours (SDC Ref. # 170 | DC00167)

Action: The Commission appreciates the presentation and makes the following comments and recommendations.

- **The Design Commission appreciates the compelling proposal, but does not feel that the skybridge is the appropriate solution, and is concerned about establishing a precedent, and inherent policy, of permitting use of the public right-of way in return for cash contributions to projects, even worthy projects;**
- **asks the neighborhood to consider the precedent created by the proposal and the possibility of many more skybridges on other blocks;**
- **recognizes and supports the proposed streetscape amenities and creative design concepts included in this proposal that originate in the Vine Street Plan;**
- **questions the formula for valuation and general concept of providing a cash benefit for the skybridge; and**
- **encourages exploration of design options for the alley, that will promote the desired pedestrian activity, and provide connections at grade between the buildings.**
- **Is not in agreement about future consideration of a revised proposal addressing the Commission concerns.**

Commissioner Ralph Cipriani abstained.

The proposed skybridge is in the alley of the block bounded by Wall and Vine Streets and Third and Fourth Avenues, in Belltown. The skybridge at 2500 Third Avenue would be a residential connector over the alley between Centennial Court, a seven story residential building with the main entrance at Third Avenue, to Centennial Tower. This would be an amenity for the residents, and would provide convenient, safe, modest and handicapped access to some of the primary adjacencies, including an athletic facility and meeting rooms. The intention of this linkage is to create a community within a community. Through the design for this skybridge, the design team is hoping to incorporate elements from the Vine Street plan and create a greening of the alley by creating green pockets within the planted courts. The bridge will conceptually be a green “cocoon”, and the walls of the courtyard



Perspective through Alley

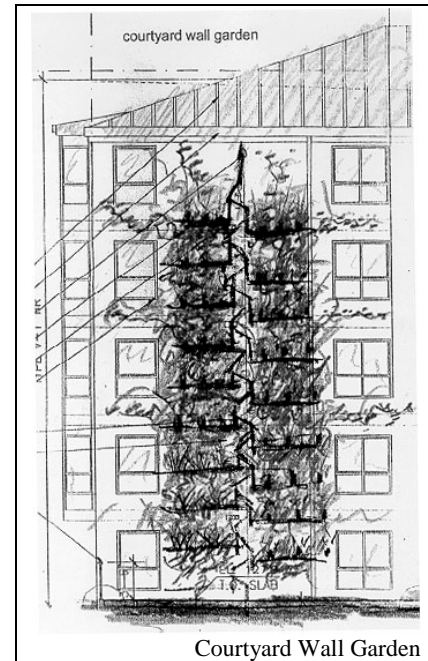
will be planted also. The artist's design shows a vertical landscape fed by water from a "green roof" technology (a system in which the roof absorbs water and releases it over time), and an irrigation system of downspouts. This system will wrap around to Vine Street, ultimately leading to the storm drain. Some of these units are rental units, and the residents will have a choice whether or not to landscape their façade.

Visitor Comments

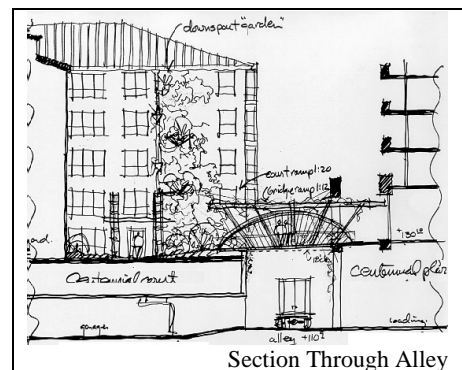
- Feels that the landscaping proposal enlivens the alley and is a positive addition to Belltown. Acknowledges that it is a serious endeavor to take away a public right of way, but feels that the public good is improved by crossing this right of way.
- Denny Hill Association representative expressed this organization's support of the project, and suggested that this project could signal the beginning and implementation of a fund for the greening of Belltown.
- Belltown Business Association has also expressed their support for this design.

Key Commissioner Comments and Concerns

- Feels that this skybridge is a difficult case because the intention to "green" the street is convincing, and the testimony in support of the bridge from the community is compelling, but would like to ensure that the proponents remain aware of certain principles.
- Would like to see the design team recognize that keeping people on the street would make the alley safer, rather than residents on the skybridge keeping their "eyes and ears" open to what is taking place below. The alley needs more human activity and density rather than no human activity.
- Does not feel that the level of convenience for residents to get exercise outweighs the intrusion of the public alley, and does not want to see this become a common practice of developers.
- Recognizes the efforts to implement the Vine Street Plan, but is concerned that the greening is ultimately a private greening, because it is taking place above the ground level and the public benefit is purely visual.

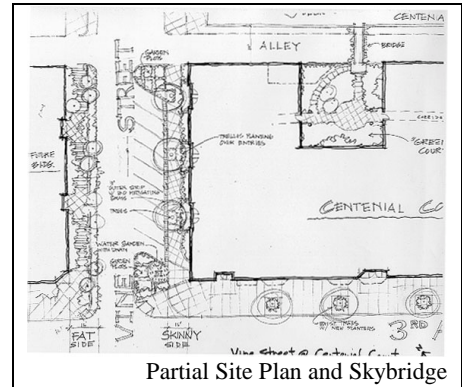


Courtyard Wall Garden



Section Through Alley

- Would like to see a balance to support and encourage the growing interest in residing downtown. Does not believe that a bridging of the entire city is necessary, but does believe that a certain level of convenience is needed to respect certain human behaviors, comfort levels, and conceptions of privacy.
- Suggests that the team design a walkable alley, which will provide a public benefit, and address paving, lighting, security, and entry concepts that will provide the intended level of convenience and safety at grade.
- In response to an inquiry by Polygon Management as to whether a temporary bridge might be conditionally approved, a representative from Seattle Transportation (SEATRAN) declared that if the skybridge were built, it would most likely be permanent. There would be little possibility of a review of the skybridge after construction.
- Appreciates the design intentions of the team, and their efforts to promote the Growing Vine Street Fund, but would like the team to come back to present the project after changes, based on the Design Commission's comments, have been made.



Partial Site Plan and Skybridge

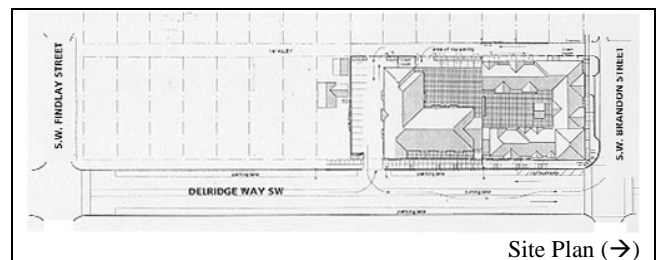
15 June 2000 Project: **Delridge Library**
 Phase: Design Development
 Previous Review: 20 January 2000 (Scope Briefing/ Concept), 6 April 2000 (Schematic)
 Presenter: Paul Fischburg, Delridge Neighborhood Development Association (DNDA)
 Jane Garrison, Landscape Architect
 David Kunselman, Seattle Public Library
 Ron Murphy, Stickney Murphy Romine
 Lisa Richmond, Seattle Arts Commission (SAC)
 Attendees: Peter Goodall, Stickney Murphy Romine
 Jess Harris, Department of Design Construction and Land Use (DCLU)
 Philippa Nye, Delridge Neighborhood Development Association (DNDA)
 Jerry Stickney, Stickney Murphy Romine
 Time: .75 hour (SDC Ref. # 169 | DC00109)

Action: The Commission appreciates the presentation and makes the following comments and recommendations.

- The Design Commission approves the design development of the Delridge Library and thanks the team for the clear and concise responses to their previous questions and concerns;
- recommends that the team consider decorative elements for the corner tower element, especially the opportunity for signage;
- would like to see documentation or incorporation of the artists' original work within the interior of the library;
- encourages the design team to enhance the secondary residential entry near the northeast corner of the building;
- appreciates the team's response to previous requests to incorporate the work of artists and landscape architects in this project; and
- considers the Library's approach to this mixed-use project to have set a high bar for other Libraries for All colocation projects.
- Does not need further review of the project.

Stickney Murphy Romine, the principal architects for the project, in collaboration with the Delridge Neighborhood Development Association (DNDA), responded to the last review of the Design Commission by implementing and addressing a variety of comments. The range of comments and responses have been fully documented in a matrix. The focal points of these comments were better design integration and team collaboration.

One of the current struggles is the mitigation of automobile traffic, with the team's response being the design of a planted traffic median to slow the traffic down to ensure safe pedestrian crossing. The community has also expressed their interests through three community meetings with Seattle Public Library. The community would like to see an emphasis on nature, particularly in relation to Longfellow Creek, which is nearby. Additionally, the community would like the diversity of cultures within the neighborhood to be reflected in the library and its signage.

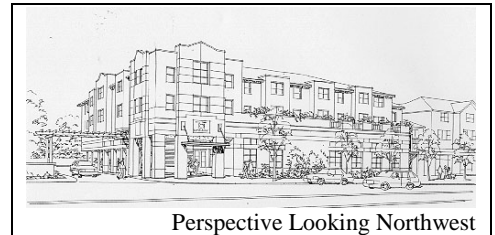


Site Plan (→)

The community was also concerned about the noise levels and how they would be addressed within the building and from the street below.

Seattle Public Library expressed their concern to remain within the budget, and reported that the partnership with the Delridge Neighborhood Development Association (DNDA) provided an opportunity for a ten percent increase in size, compared to the previous “stand alone” building.

The current design for the project, a 30,000- square foot building, includes 19 apartment units, a 5,600- square foot library with a 500- square foot community room, and 39 parking spaces. The design team has responded directly to many of the primary observations from previous reviews. The building has been pulled away from the property line at the south to afford some of the units primary southern exposure. The planted roof terrace at the rear, for use by the tenants, faces west and partially aligns with the court of Brandon Court Apartments, although it will be taller than the adjacent building. In order to de-emphasize the horizontal articulation and differentiate between residential and civic components, the residential bays have been extended above the roofline, and the proposed canopy has been removed. Additionally, the residential portion of the project has been pulled away from Delridge Way, which also accounts for noise consideration. In order to anchor the building, the tower element at the southeast corner has been emphasized through its changed height and width, the color and cladding, and its continuous presence from base to roof. This tower is grounded in a paved plaza, and marked by a trellis that also frames the entry to the building. This plaza also conceals the parking from the street. To recognize the need for sustainability of the project, the design team is participating in the residential Build Smart program. The team is also choosing long life exterior building materials, and is considering the use of recycled/renewable construction materials.



The design team has also incorporated the work of a landscape architect, Jane Garrison, to integrate the building with its site. The roof deck will be planted with “edible landscape,” composed of an herb garden and a pea patch; it will also have benches and seating for a picnic area. There will be landscaping along the eastern façade of the building, at the base and the roof of the library.

The design team has selected artists from the Seattle Arts Commission (SAC), Nick Lowe and Jean Whitesavage, to complete the project’s overall design. The budget of the artist commission has been matched by private funding, which brings the total to \$26,000. The surrounding natural context and a strong relationship with the building’s landscaping is the theme for the artists’ ornamental additions. There will be botanical prints and renderings interpreted in the form of three feet tall trilliums of forged steel panels and four foot square “grilles” integrated in the exterior of the building.

Key Commissioner Comments and Concerns

- Appreciates the thorough response to previous comments. Is impressed with the balance between the components of the project, including the relationship between the vertical and horizontal articulation, the residential and the civic portions, and the pedestrian and streetscape amenities. Would like to know of there is an opportunity to further accentuate the corner with the signage or other decorative treatments.

- Applauds the artist selection and their work, and would like to see a representation of the preliminary design and original drawings of the metal work integrated into the artwork of the interior of the library. Would like the artists to rethink their decision to paint the exterior pieces, and reference the plants themselves for options within a common range of colors, and consider the use of a patina.
 - Proponents stated the color is ultimately the artists' decision. Also stated that the artists are exploring the possibility of a project within the library, possibly printed material, which addresses the environmental work in relation to Longfellow Creek.
- Is interested in the sculptural projecting artwork, and would like to know if there is an opportunity to invert and scale down this theme of the natural environment as a transitional element in the internal space of the exterior plaza and entry.
 - Proponents stated that the team has discussed different treatments in the foyer and entry hall, and a gate is programmed into the project, but they are struggling to find opportunities in the budget to implement these ideas.
- Thinks the trellis is a great idea, but would like to know if it is fully designed in relation to the parking spaces nearby. Would like to know if there would be a plant bed below and what types of plants it would contain, and questions the size of the trellis.
 - Proponents agreed that the design of the trellis is not fully developed, but stated that the parking would change in relation to the trellis, and a post would be installed to protect the trellis from getting bumped.
- Stated that the secondary residential entry on Delridge Way, near the bus stop, is important, the character of which should be addressed. Would like to see signage or lighting at this location, so it does not become a blank back door.
 - Proponents stated that the exterior cladding, the "residential siding" extends down at this location to distinguish this space from the library. Proponent further indicated that the design of the canopy and lighting at this entry is a primary consideration.

15 June 2000

Commission Business

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| ACTION ITEMS | A. | Timesheets |
| | B. | Minutes from 4 May 2000 |
| ANNOUNCEMENTS | C. | Office of Housing Update |
| | D. | Rainier Vista Design Review- 27 June 2000 |
| | E. | Commission Lunch- 21 June 2000, 12:00- 2:30pm |
| | F. | Other |
| DISCUSSION ITEMS | G. | Design Commission Recruitment / Cubell |

15 June 2000 Project: **Urban Design Forum**

Phase: Briefing

Presenter: John Rahaim, CityDesign

Attendees: Peter Aylsworth, CityDesign
Marty Curry, CityDesign
Robert Scully, CityDesign
Denni Shefrin, CityDesign

Time: .5 hour (SDC Ref. # 171/220 | DC00046)

Action: The Commission appreciates the synopsis of the Forum, and looks forward to the presentation of the outcomes at a follow up event being planned for late July at Benaroya Hall.

John Rahaim of CityDesign presented a summary of the presentations and work group sessions that comprised the Center City Urban Design Forum. The first day of the Forum entailed presentations by more than forty groups who brought a range of ideas and design concepts to the table. The second day provided for concentrated exploration of design solutions by eleven different work groups.

The Work Group Themes were as follows:

Continue to Implement Neighborhood Plans

Prepare an Open Space Strategy

Develop a Visionary Waterfront Plan

Make Connections across Gaps

Make Real Places, Large and Small

Create Sustainable Development and Infrastructure

Ensure that Downtown is for Everyone

Establish Implementation Mechanisms

The final day involved a summary session with responses from local elected officials.

15 June 2000 Project: **5th and Yesler**
 Phase: Street/Alley Vacation Staff Briefing
 Presenter: Beverly Barnett, Seattle Transportation (SEATRAN)
 Ketil Freeman, Department of Design Construction and Land Use (DCLU)
Proponents did not attend.
 Attendees: Marilyn Senour, Seattle Transportation
 Time: .5 hour (SDC Ref. # 170 | DC00168)

Action: None

Yesler Development Company, L.L.C. has petitioned the City Council for a street and alley vacation at the perimeter of a proposed office building located at the northeast intersection of Yesler Way and Fifth Avenue. They have petitioned to vacate portions of Terrace Street, the alley, and a triangular piece of Fifth Avenue. The vacant site is zoned for commercial use, and is primarily a steep grassy hillside. King County owns property on the north, west, and east sides of the site. The site is bordered on the south by the elevated roadway of Yesler Way.

There are multiple benefits the developer is seeking through these vacations. First, there would be an opportunity for a hillclimb from Yesler Way to Fifth Avenue. Through the vacation at Terrace Street, there would be auto and truck delivery access to the underground park/loading areas. The vacation of the alley would allow the design team to create a division of the parking areas. The remainder of the alley, as well as the balance of the vacations would become pedestrian corridors.

Key Visitor Comments and Concerns

- SEATRAN is concerned that the proposed vacation would usurp the right of way in perpetuity, thereby infringing upon the rights of future property owners in the adjacent sites.
- SEATRAN is also concerned about the project's scale. The proponents have indicated in their applications that the Super Bonus Program (which does not yet exist) affords the size and density of the project, and that the vacation proposal provides a public benefit. With the Super Bonus, the height limitation increases from 18 stories to 24 stories.
- DCLU stated that if the proponents were to provide a benefit such as subsidizing low-income housing (not necessarily with the same project), they would be allowed to increase their Floor Area Ratio (FAR) from four to a maximum FAR of ten.
- The DCLU further stated that the proponents' proposal includes an urban plaza (adjacent to the rear of the building and the alley) and a hillside terrace by way of public benefits.
- A representative from SEATRAN reiterated that primarily, the proponents would realize the proposed benefits. If granted, the vacation would allow the proponents to increase their land base by 60%. The benefit to the city would be substantially less in comparison.

Key Commissioner Comments and Concerns

- Would like to see the proposed building without the proposed vacation in order to better evaluate the request.
- States that when this type of review comes up, the Design Commission is more and more inclined not to approve the request. Suggests that King County maintain ownership of the property and that the

property be leased to the developer, so that King County would get a continual income for the land, appreciating in value, rather than a single amount at one time.

- SEATRAN considers economics a difficult situation, but inspects the proportion between what the developer would achieve from the vacation and what they would give back. SEATRAN is concerned about the assumptions made by the developer and the design team about the treatment of the vacated street.
- Recognizes the importance of carefully reviewing the site, landscape, and adjacencies, but would also like to review the design of the building, as the large scale seems to be out of proportion with the context.
 - A representative from DCLU stated that the drawings presented did not illustrate the “swooped” facade of the building, which the Design Review Board appreciates and considers a gateway to the International District. Further stated that there appears to be little potential for view blockage from Harborview Medical Center. However, this factor has not been fully addressed and analyzed.
- Would like to see a model of the project at a future Design Commission meeting.

15 June 2000 Project: **Ballard Civic Center**

Phase: Master Plan Briefing

Previous Review: 07 October 1999 (Briefing)

Presenter: Mahlon Clements, Zimmer Gunsul Frasca
Joan Rosenstock, Executive Services Department (ESD)

Attendees: Ernie Ferrero, Departments of Parks and Recreation (DOPAR)
Barbara Goldstein, Seattle Arts Commission (SAC)

Time: 1.0 hour (SDC Ref. # 169 | DC00127)

Action: The Commission appreciates the presentation and makes the following comments and recommendations.

- **The Design Commission encourages the team to pursue all available funding mechanisms for streetscape improvements that would include an articulation of hierarchy among the streets;**
- **requests the team to explore a variety of and flexibility in placement of trees, and support this in the design guidelines;**
- **would like to see variations in the graphic representation of the proposed park to convey the full range of possibilities; and**
- **looks forward to the next stage of review.**

The Ballard Municipal Center Master Plan is still in the initial stages. The area under consideration is approximately twenty acres, and extends from 20th Avenue NW to 24th Avenue NW and from NW 56th Street to NW 58th Street. The plan includes the relocation of the library, a new neighborhood service center, and a new park. There would also be an opportunity for the relocation of the Senior Center, and construction of new affordable housing. The community advisory group and design subcommittees have been very active throughout the process for the past year, and there are three primary issues on which they have focused. The siting of the library is one important consideration the Master Plan defined. The community developed and defined the design guidelines of the park. Additionally, the Master Plan outlines the important streetscape parameters, rights of way, and adjacent development. The result is a Master Plan that will be reviewed at the end of June, and taken to City Council for a vote August 3rd.

This presentation will consist of four things:

- *resolution of the Master Plan*
- *zoning change to P2 on 22nd Avenue NW and 24th Avenue NW*
- *adoption of Design Guidelines for Ballard Neighborhood Plan*
- *Land Use Code amendments*
 - *The team is hoping to amend the street improvement manual containing a detailed and defined street master plan with strict guidelines. This manual would specifically address Ballard, and would be put into effect before all new projects were underway.*

Zimmer Gunsul Frasca Partnership is the firm hired as design consultants for the Ballard Municipal Center Master Plan. Siting is one of the primary issues. The team is carefully considering the location of the new development proposed by the Master Plan and the location of the new Quality Foods Center (QFC). The location of the library is one of the community's primary interests; they would like to locate the library across the street from the proposed park (bounded by NW 57th Street to the north, NW 56th Street to the south, and 22nd Avenue NW to the east), or across the street from this location (with 22nd

Avenue NW to the west). The library prefers not to be directly adjacent to the park, in anticipation that they would assume stewardship of the park in that event. Previously, the Master Plan was very diagrammatic, but it has evolved, incorporating illustrations to explain the design guidelines. The team is trying to define what types of activities are important to the community through these design guidelines. The community has requested a park that would allow for a variety of types of events, rather than a set of tennis courts. The guidelines developed for the street are straightforward. There is a desire for standards promoting solid, residential, commercial- type streets, but also flexibility to account for unanticipated developments. These guidelines would promote strict geometry to provide continuity to the streetscape. The streetscape guidelines also recognize the importance of dealing with existing utilities, and defining curb cuts. In the anticipation of new buildings and development, the team and community considers the Seattle Design Guidelines in accordance with their requests. The community does not want impose specificity to the architecture, but would like to make some changes regarding the land use codes, the streetscape, and street adjacencies.

Key Commissioner Comments and Concerns

- Would like to know if the design of the park based on the sextant, a maritime reference, suggested primarily in the plan, is critical.
 - Proponents stated that this design is only a suggestion provided for inspiration. Further stated the design provides large open spaces, in the anticipation of a variety of uses. Realizes that the paths could interfere with activities, but the paths recognize the circulation through the area.
- Would like the graphic representations of the park and the library to be more generic.
- Would like to know if QFC is remaining in their current location.
 - Proponents stated that the future of QFC is uncertain, but they are supportive of the Master Plan. Although QFC is in favor of a traditional suburban, single story store, they are receptive to the addition of housing units above the store. The owner of the site is strongly in favor of mixed-use development on this site, and this could take a variety of forms. The proponents promote development that would provide the density of a mixed-use project without having commercial on the ground floor. The area is zoned NC3, and the design guidelines allow for departures in which the development could be converted at a later date.
- Would like to know the outcome of the sites that would not be developed within the next few years, and if there would be a possibility for advanced funding for infill development.
 - Proponents stated that the majority of the sites within the Master Plan would be developed. Some sites, such as Bartell Drugs, Leif Erikson Hall, and JoAnn Fabrics would not be included in the timeline of the Master Plan. The team has focused on the update of the utilities of all sites within the entire scope of the Master Plan.
- Would like the team to explore other alternatives and themes in the representation/design of the various physical components of the Master Plan. Encourages the team to incorporate public art in the project and encourages the requirement of private developers to designate 1% of the budget for public art. Encourages the team to remain broad with the streetscape ideas. Is not convinced of the trees represented in the Master Plan. Would like the trees to have a more lyrical quality, rather than becoming regular and similar.

- Proponents stated that Seattle Transportation (SEATLAN) has developed the requirements for the width of the sidewalk and the location of trees.
- Would like the Master Plan to address the eroding street facade and enforce the street grid. Feels that the tree planting could be an opportunity to delineate a hierarchy of streets.
- Would like to see the team implement text on the types of activities that would take place in the park. Feels that the proponents should describe the experiences and provide guidelines to encourage these activities, rather than solely the physical parameters and guidelines.
 - Proponents stated that a distinct process has taken place to determine the guidelines for the park, and the design intention is a freeform passive park, with gathering spaces, sculptural pieces, and water features. Further stated that the Department of Parks and Recreation (DOPAR) also thought the design of the park was too specific, but the team has tried to respond to the SEATLAN's requirements for trees.
- Would like to know the main commitments that the proponents have included in the Master Plan.
 - Proponents stated their main issues included such items as the location of open space, the location of lighting and the lighting standards, the paving materials, and the distance between curb cuts. Further stated that this Master Plan would become a mechanism to acquire funding.